

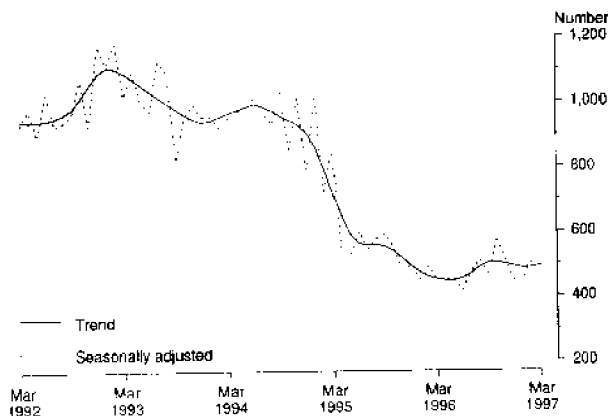
## BUILDING APPROVALS, SOUTH AUSTRALIA, MARCH 1997

### MAIN FEATURES

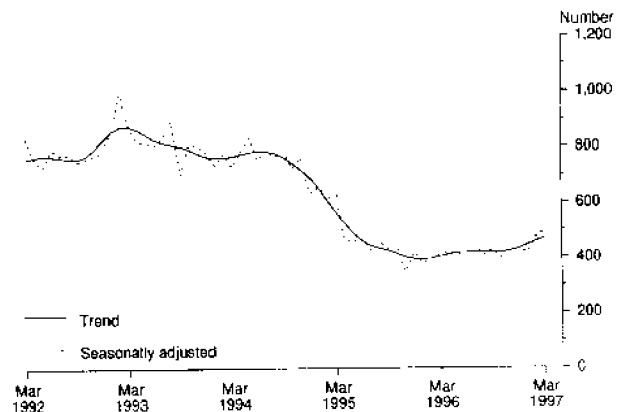
#### NUMBER OF DWELLING UNITS APPROVED

	March 1996	February 1997	March 1997	March 1996 to March 1997 change	February 1997 to March 1997 change
Original series	437	472	543	24.3%	15.0%
Seasonally adjusted	450	505	527	17.1%	4.4%
Trend estimate	454	488	493	8.6%	1.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for total dwellings rose by 1.0% in March and is 8.6% above the level of a year ago.
- The trend estimate for the number of private sector houses approved has increased for the sixth consecutive month and is now 12.9% above September 1996.
- The total number of dwellings approved, in original terms, was 543. Of these, 486 were private sector houses, the highest number since August 1995. This may include the effects of the Deposit 5000 scheme.

- The value of new residential building approved was \$41.8 million and the value of alterations and additions to residential buildings was \$8.9 million.

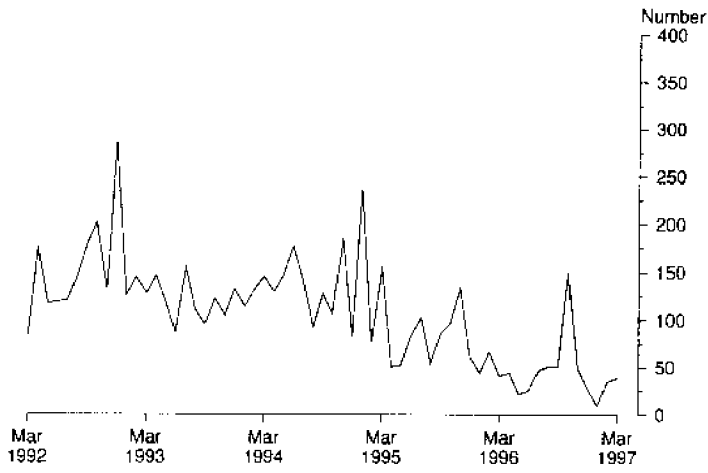
#### Non-residential building

- The value of non-residential building approved in March was \$35.4 million. Of the total, shops accounted for \$6.6 million followed by health with \$5.3 million.

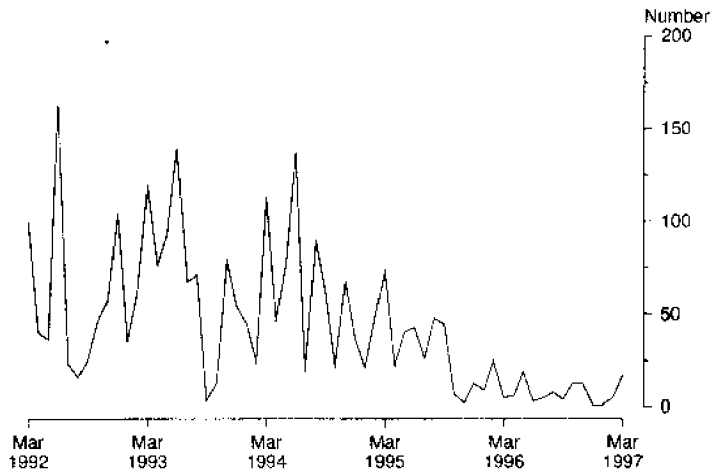
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

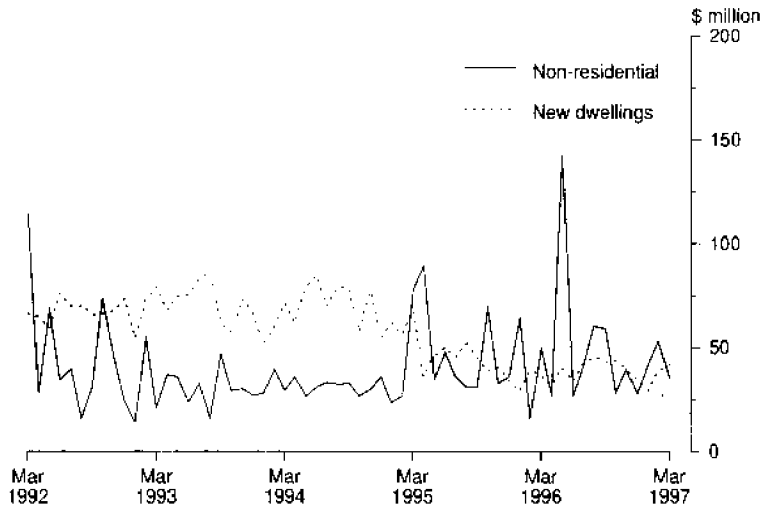
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**



## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months October 1996 to April 1997.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (April 1997) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 9% in April 1997, the trend estimate for that month would be 490, a movement of 4.6%. The movements in the trend estimates for January, February and March which are currently estimated to be 2.9%, 3.2% and 2.8% respectively, would be revised to 4.0%, 4.6% and 4.6%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in April 1997 would produce a trend estimate for April of 473, a movement of 1.9%, with the movements in the trend estimates for January, February and March being revised to 2.7%, 2.6% and 2.1% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 9% on March 1997		is down 9% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	418	0.2	416	-0.1	418	0.3
November	423	1.2	420	0.9	423	1.2
December	432	2.1	430	2.5	432	2.1
1997 --						
January	444	2.9	447	4.0	443	2.7
February	458	3.2	468	4.6	455	2.6
March	471	2.8	490	4.6	464	2.1
April	n.y.a.	n.y.a.	511	4.4	473	1.9

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 11% on March 1997		is down 11% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	503	0.3	502	0.0	504	0.5
November	498	-1.1	495	-1.3	499	0.9
December	491	-1.4	489	1.2	491	-1.6
1997						
January	487	-0.7	491	0.3	486	1.1
February	488	0.2	502	2.1	485	-0.3
March	493	1.0	518	3.2	486	0.3
April	n.y.a.	n.y.a.	531	2.7	484	0.5

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1994-95	5,256	384	5,640	1,213	120	1,333	59	6,515	517	7,032
1995-96	3,029	177	3,206	646	29	675	46	3,721	206	3,927
1995-96 July-March	2,253	150	2,403	573	29	602	41	2,867	179	3,046
1996-97 July-March	2,509	43	2,552	373	2	375	8	2,890	45	2,935
1996—										
January	197	7	204	42	2	44	1	240	9	249
February	243	25	268	50	—	50	1	294	25	319
March	224	5	229	31	—	31	3	258	5	263
April	230	6	236	37	—	37	—	267	6	273
May	305	18	323	17	—	17	—	322	18	340
June	241	3	244	19	—	19	5	265	3	268
July	317	2	319	45	—	45	—	362	2	364
August	301	8	309	19	—	19	1	321	8	329
September	287	4	291	49	—	49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
1997—										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23	—	23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
SOUTH AUSTRALIA										
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1994-95	7,757	390	8,147	1,387	151	1,538	77	9,208	554	9,762
1995-96	4,930	179	5,109	773	29	802	57	5,760	208	5,968
1995-96 July-March	3,683	151	3,834	682	29	711	52	4,417	180	4,597
1996-97 July-March	3,894	51	3,945	457	2	459	15	4,363	56	4,419
1996—										
January	299	7	306	44	2	46	3	346	9	355
February	393	25	418	66	—	66	2	461	25	486
March	388	5	393	41	—	41	3	432	5	437
April	380	6	386	44	—	44	—	424	6	430
May	464	19	483	22	—	22	—	486	19	505
June	403	3	406	25	—	25	5	433	3	436
July	476	5	481	47	—	47	—	523	5	528
August	484	8	492	51	—	51	4	536	11	547
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438	—	438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
1997—										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

**TABLE 2. VALUE OF BUILDING APPROVED**  
(**\$ million**)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
<b>ADELAIDE STATISTICAL DIVISION</b>														
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1994-95	420.2	26.7	446.9	87.7	6.9	94.6	508.0	33.5	541.5	95.0	181.2	393.1	782.5	1,029.5
1995-96	254.6	13.2	267.7	46.3	1.9	48.2	300.9	15.1	315.9	93.3	303.4	445.7	696.9	854.9
1995-96														
July-March	191.7	11.2	202.9	42.1	1.9	44.1	233.8	13.2	247.0	70.8	146.7	268.9	451.0	586.7
1996-97														
July-March	213.8	3.0	216.8	27.3	0.1	27.4	241.1	3.1	244.2	67.3	176.5	281.6	484.9	593.2
1996—														
January	16.9	0.5	17.4	3.2	0.1	3.4	20.1	0.6	20.8	7.1	19.8	28.0	47.0	55.9
February	19.2	1.8	21.0	5.9	—	5.9	25.0	1.8	26.8	6.4	9.4	14.5	40.7	47.7
March	19.6	0.5	20.1	3.6	—	3.6	23.2	0.5	23.7	8.9	11.7	33.2	43.7	65.7
April	18.2	0.4	18.6	1.9	—	1.9	20.1	0.4	20.6	6.8	14.3	23.2	41.2	50.5
May	24.3	1.3	25.7	1.1	—	1.1	25.4	1.3	26.7	8.1	132.7	136.9	166.1	171.7
June	20.3	0.2	20.5	1.1	—	1.1	21.5	0.2	21.6	7.6	9.7	16.7	38.6	46.0
July	26.3	0.1	26.4	3.2	—	3.2	29.5	0.1	29.6	5.8	22.3	36.1	57.6	71.5
August	25.9	0.5	26.4	2.9	—	2.9	28.8	0.5	29.4	7.0	20.6	34.4	56.4	70.8
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	18.9	57.5	61.2
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
December	18.6	0.1	18.7	2.0	—	2.0	20.7	0.1	20.8	8.1	21.5	23.9	50.3	52.7
1997														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	38.2	35.7	64.0
February	26.7	0.1	26.8	1.8	—	1.8	28.5	0.1	28.6	8.2	18.5	23.9	55.2	60.8
March	25.5	0.8	26.3	1.5	0.1	1.6	27.0	0.9	27.9	6.7	17.4	24.6	51.1	59.2
<b>SOUTH AUSTRALIA</b>														
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1994-95	605.8	27.0	632.8	98.4	8.5	106.9	704.2	35.5	739.7	119.9	244.7	493.2	1,065.4	1,352.8
1995-96	399.4	13.3	412.7	54.6	1.9	56.6	454.1	15.3	469.3	119.1	393.0	566.2	964.3	1,154.6
1995-96														
July-March	299.9	11.4	311.2	49.2	1.9	51.1	349.0	13.3	362.4	90.2	221.4	368.2	660.0	820.7
1996-97														
July-March	324.8	3.6	328.4	32.4	0.1	32.5	357.2	3.7	360.9	86.5	260.8	388.6	703.5	836.1
1996—														
January	25.2	0.5	25.7	3.3	0.1	3.5	28.6	0.6	29.2	8.5	55.3	64.4	92.3	102.1
February	30.9	1.8	32.7	6.9	—	6.9	37.8	1.8	39.6	8.4	11.3	16.5	57.2	64.5
March	31.7	0.5	32.2	4.4	—	4.4	36.0	0.5	36.5	11.4	26.6	49.9	73.9	97.8
April	29.3	0.4	29.7	2.2	—	2.2	31.5	0.4	31.9	8.5	17.6	27.5	57.5	67.9
May	37.6	1.4	38.9	1.8	—	1.8	39.4	1.4	40.8	10.0	136.3	143.6	185.6	194.3
June	32.7	0.2	32.9	1.4	—	1.4	34.1	0.2	34.3	10.5	17.7	26.9	61.2	71.8
July	39.2	0.4	39.5	3.3	—	3.3	42.4	0.4	42.8	7.7	26.8	41.9	76.9	92.5
August	40.2	0.5	40.7	4.5	—	4.5	44.7	0.5	45.2	10.3	42.2	60.9	96.4	116.4
September	39.2	0.4	39.5	3.8	—	3.8	43.0	0.4	43.4	10.7	45.8	59.1	99.5	113.2
October	34.2	0.9	35.1	8.6	—	8.6	42.7	0.9	43.7	12.0	25.0	28.5	79.7	84.2
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5
December	32.4	0.1	32.5	2.3	—	2.3	34.7	0.1	34.8	9.7	25.3	28.0	69.6	72.5
1997—														
January	28.9	—	28.9	0.7	—	0.7	29.6	—	29.6	8.6	11.3	41.9	49.6	80.1
February	36.8	0.4	37.2	2.4	—	2.4	39.3	0.4	39.7	9.8	45.1	53.1	94.2	102.6
March	38.3	0.9	39.2	2.5	0.1	2.6	40.8	1.0	41.8	8.9	20.5	35.4	70.1	86.1

**TABLE 3. NUMBER OF DWELLING UNITS (a) APPROVED  
SEASONALLY ADJUSTED AND TREND ESTIMATES (b)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1996—							
January	378	392	388	408	433	454	450	476
February	394	395	437	408	451	446	493	462
March	409	403	406	411	455	444	450	454
April	419	410	414	413	453	447	454	449
May	414	415	415	415	454	451	451	449
June	401	417	391	417	435	460	419	457
July	443	419	440	422	479	473	478	473
August	406	418	439	426	476	484	511	490
September	429	417	422	429	485	488	466	502
October	398	418	425	433	545	485	582	503
November	434	423	450	437	488	479	504	498
December	431	432	437	444	424	473	444	491
1997—								
January	416	444	434	454	429	473	451	487
February	470	458	479	464	498	478	505	488
March	497	471	488	475	535	486	527	493

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) See paragraphs 16-23 of the Explanatory Notes.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
1994-95	527.5	551.0	97.3	648.3	104.4	224.5	452.5	944.9	1,205.2
1995-96	348.9	360.5	50.4	410.9	104.1	355.6	512.5	857.3	1,027.5
1995—									
Sept. qtr.	101.9	107.8	16.0	123.8	27.9	59.6	90.0	204.3	241.8
Dec. qtr.	82.6	84.1	16.4	100.5	26.0	56.8	125.5	181.9	251.9
1996—									
Mar. qtr.	77.2	79.7	13.1	92.7	24.8	84.2	118.4	199.4	235.9
June qtr.	87.2	89.0	4.9	93.8	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.8	10.3	116.2	25.4	103.4	145.9	243.3	287.4
Dec. qtr.	91.1	92.0	13.3	105.3	27.2	62.0	86.6	193.7	219.0

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP**  
(\$ million)

Class of building	1994-95	1995-96	July-March		1997		
			1995-96	1996-97	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	605.8	399.4	299.9	324.8	28.9	36.8	38.3
New other residential buildings	98.4	54.6	49.2	32.4	0.7	2.4	2.5
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>349.0</i>	<i>357.2</i>	<i>29.6</i>	<i>39.3</i>	<i>40.8</i>
Alterations and additions to residential buildings	116.6	117.2	89.5	85.6	8.6	9.8	8.8
Hotels, etc.	4.2	18.2	17.6	10.7	0.1	3.8	—
Shops	51.3	122.0	27.3	51.3	6.7	7.5	6.6
Factories	25.0	26.2	21.9	11.6	0.4	2.4	0.8
Offices	34.3	53.3	41.0	42.0	0.9	1.6	2.4
Other business premises	59.2	77.8	39.9	66.8	1.6	1.9	4.0
Educational	17.3	17.2	14.0	12.0	0.2	0.2	4.5
Religious	3.0	3.7	2.2	0.9	0.3	0.3	0.1
Health	26.5	41.9	38.1	21.6	—	3.8	—
Entertainment and recreational	9.7	23.2	14.2	11.6	0.8	1.4	1.4
Miscellaneous	14.0	9.6	5.2	32.1	0.3	22.1	0.8
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>221.4</i>	<i>260.8</i>	<i>11.3</i>	<i>45.1</i>	<i>20.5</i>
<b>Total</b>	<b>1,065.4</b>	<b>964.3</b>	<b>660.0</b>	<b>703.5</b>	<b>49.6</b>	<b>94.2</b>	<b>70.1</b>
<b>PUBLIC SECTOR</b>							
New houses	27.0	13.3	11.4	3.6	—	0.4	0.9
New other residential buildings	8.5	1.9	1.9	0.1	—	—	0.1
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>13.3</i>	<i>3.7</i>	<i>—</i>	<i>0.4</i>	<i>1.0</i>
Alterations and additions to residential buildings	3.3	1.9	0.6	1.0	—	—	—
Hotels, etc.	0.4	—	—	3.5	0.1	0.1	2.7
Shops	3.1	7.9	0.9	2.5	—	—	0.1
Factories	5.5	6.7	6.0	1.9	—	—	—
Offices	92.5	43.5	39.3	28.0	1.2	0.1	2.2
Other business premises	13.2	17.8	13.7	5.0	—	—	0.6
Educational	92.5	42.5	37.2	35.4	11.7	6.6	0.2
Religious	—	1.0	—	—	—	—	—
Health	16.0	10.2	7.1	14.8	0.3	0.6	5.3
Entertainment and recreational	9.7	3.6	3.1	25.4	16.2	0.6	0.1
Miscellaneous	15.5	40.0	39.5	11.5	1.1	—	3.9
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>146.8</i>	<i>127.8</i>	<i>30.6</i>	<i>7.9</i>	<i>15.0</i>
<b>Total</b>	<b>287.4</b>	<b>190.4</b>	<b>160.7</b>	<b>132.6</b>	<b>30.6</b>	<b>8.3</b>	<b>16.0</b>
<b>TOTAL</b>							
New houses	632.8	412.7	311.2	328.4	28.9	37.2	39.2
New other residential buildings	106.9	56.6	51.1	32.5	0.7	2.4	2.6
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>362.4</i>	<i>360.9</i>	<i>29.6</i>	<i>39.7</i>	<i>41.8</i>
Alterations and additions to residential buildings	119.9	119.1	90.2	86.5	8.6	9.8	8.9
Hotels, etc.	4.7	18.2	17.6	14.2	0.2	3.9	2.7
Shops	54.4	129.9	28.2	53.8	6.7	7.5	6.6
Factories	30.6	32.9	27.9	13.5	0.4	2.4	0.8
Offices	126.8	96.8	80.3	70.0	2.1	1.7	4.6
Other business premises	72.4	95.5	53.6	71.8	1.6	1.9	4.6
Educational	109.7	59.7	51.2	47.4	11.9	6.7	4.7
Religious	3.0	4.7	2.2	0.9	0.3	0.3	0.1
Health	42.6	52.1	45.1	36.4	0.3	4.4	5.3
Entertainment and recreational	19.4	26.8	17.2	36.9	17.0	2.1	1.5
Miscellaneous	29.6	49.6	44.7	43.6	1.4	22.1	4.7
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>368.2</i>	<i>388.6</i>	<i>41.9</i>	<i>53.1</i>	<i>35.4</i>
<b>Total</b>	<b>1,352.8</b>	<b>1,154.6</b>	<b>820.7</b>	<b>836.1</b>	<b>80.1</b>	<b>102.6</b>	<b>86.1</b>

**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING  
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997 January	2	0.2	—	—	—	—	—	—	—	—	2	0.2
February	6	0.5	—	—	—	—	1	3.4	—	—	7	3.9
March	—	—	—	—	—	—	1	2.7	—	—	1	2.7
<b>SHOPS</b>												
1997 January	2	0.2	4	1.0	—	—	—	—	1	5.5	7	6.7
February	18	1.7	4	1.2	1	0.6	2	4.0	—	—	25	7.5
March	28	2.7	6	1.6	—	—	2	2.4	—	—	36	6.6
<b>FACTORIES</b>												
1997 January	2	0.2	1	0.3	—	—	—	—	—	—	3	0.4
February	5	0.5	4	1.3	1	0.6	—	—	—	—	10	2.4
March	4	0.3	1	0.5	—	—	—	—	—	—	5	0.8
<b>OFFICES</b>												
1997 January	8	0.8	2	0.7	1	0.6	—	—	—	—	11	2.1
February	16	1.3	1	0.4	—	—	—	—	—	—	17	1.7
March	15	1.3	1	0.4	2	1.4	1	1.5	—	—	19	4.6
<b>OTHER BUSINESS PREMISES</b>												
1997 January	6	0.5	4	1.1	—	—	—	—	—	—	10	1.6
February	5	0.3	1	0.2	2	1.4	—	—	—	—	8	1.9
March	8	0.6	2	0.5	2	1.5	1	2.0	—	—	13	4.6
<b>EDUCATIONAL</b>												
1997 January	7	0.6	2	0.7	2	1.7	2	2.5	1	6.5	14	11.9
February	1	0.2	—	—	1	0.6	2	6.0	—	—	4	6.7
March	4	0.4	3	0.9	—	—	1	3.4	—	—	8	4.7
<b>RELIGIOUS</b>												
1997 January	3	0.3	—	—	—	—	—	—	—	—	3	0.3
February	—	—	1	0.3	—	—	—	—	—	—	1	0.3
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
<b>HEALTH</b>												
1997 January	—	—	1	0.3	—	—	—	—	—	—	1	0.3
February	—	—	1	0.3	1	0.6	1	3.6	—	—	3	4.4
March	—	—	—	—	2	1.4	1	3.9	—	—	3	5.3
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 January	3	0.4	1	0.3	1	0.5	—	—	2	15.7	7	17.0
February	2	0.2	2	0.6	2	1.3	—	—	—	—	6	2.1
March	3	0.3	1	0.3	1	0.9	—	—	—	—	5	1.5
<b>MISCELLANEOUS</b>												
1997 January	2	0.2	2	0.5	1	0.6	—	—	—	—	5	1.4
February	2	0.1	—	—	—	—	—	—	1	22.0	3	22.1
March	3	0.3	2	0.6	1	0.8	1	3.1	—	—	7	4.7
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 January	35	3.4	17	4.9	5	3.4	2	2.5	4	27.7	63	41.9
February	55	4.8	14	4.1	8	5.1	6	17.0	1	22.0	84	53.1
March	66	6.0	16	4.6	8	6.0	8	18.9	—	—	98	35.4



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
MARCH 1997**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	11	1,088	—	—	11	1,088
Brick-veneer	264	21,253	13	768	277	22,021
Timber	2	135	—	—	2	135
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	1	14	—	—	1	14
Not stated	36	2,995	—	—	36	2,995
<b>Total houses</b>	<b>314</b>	<b>25,485</b>	<b>13</b>	<b>768</b>	<b>327</b>	<b>26,253</b>
<i>Other residential buildings</i>	23	1,520	2	100	25	1,620
<b>Total residential buildings</b>	<b>337</b>	<b>27,005</b>	<b>15</b>	<b>868</b>	<b>352</b>	<b>27,873</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	13	831	—	—	13	831
Brick-veneer	84	6,872	2	169	86	7,041
Timber	13	855	—	—	13	855
Fibre cement	11	668	—	—	11	668
Steel, aluminium or other materials	3	139	—	—	3	139
Not stated	48	3,451	—	—	48	3,451
<b>Total houses</b>	<b>172</b>	<b>12,816</b>	<b>2</b>	<b>169</b>	<b>174</b>	<b>12,985</b>
<i>Other residential buildings</i>	16	971	—	—	16	971
<b>Total residential buildings</b>	<b>188</b>	<b>13,787</b>	<b>2</b>	<b>169</b>	<b>190</b>	<b>13,956</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	24	1,919	—	—	24	1,919
Brick-veneer	348	28,125	15	937	363	29,062
Timber	15	990	—	—	15	990
Fibre cement	11	668	—	—	11	668
Steel, aluminium or other materials	4	153	—	—	4	153
Not stated	84	6,445	—	—	84	6,445
<b>Total houses</b>	<b>486</b>	<b>38,301</b>	<b>15</b>	<b>937</b>	<b>501</b>	<b>39,237</b>
<i>Other residential buildings</i>	39	2,491	2	100	41	2,591
<b>Total residential buildings</b>	<b>525</b>	<b>40,792</b>	<b>17</b>	<b>1,037</b>	<b>542</b>	<b>41,829</b>

(a) Comprises new houses and dwelling units in new other residential buildings.

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, MARCH 1997

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>PRIVATE SECTOR</b>									
Adelaide	314	25,485	23	1,520	337	27,005	6,669	17,431	51,104
Outer Adelaide	96	7,154	—	—	96	7,154	1,010	1,280	9,444
Yorke and Lower North	19	1,108	—	—	19	1,108	393	300	1,801
Murray Lands	18	1,623	8	414	26	2,037	135	301	2,473
South East	14	1,192	—	—	14	1,192	293	60	1,545
Eyre	19	1,396	6	420	25	1,816	95	305	2,216
Northern	6	343	2	137	8	480	255	792	1,527
<b>South Australia</b>	<b>486</b>	<b>38,301</b>	<b>39</b>	<b>2,491</b>	<b>525</b>	<b>40,792</b>	<b>8,849</b>	<b>20,469</b>	<b>70,110</b>
<b>PUBLIC SECTOR</b>									
Adelaide	13	768	2	100	15	868	20	7,194	8,082
Outer Adelaide	—	—	—	—	—	—	—	551	551
Yorke and Lower North	—	—	—	—	—	—	—	566	566
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	60	60
Eyre	—	—	—	—	—	—	—	—	—
Northern	2	169	—	—	2	169	—	6,610	6,778
<b>South Australia</b>	<b>15</b>	<b>937</b>	<b>2</b>	<b>100</b>	<b>17</b>	<b>1,037</b>	<b>20</b>	<b>14,981</b>	<b>16,037</b>
<b>TOTAL</b>									
Adelaide	327	26,253	25	1,620	352	27,873	6,689	24,625	59,187
Outer Adelaide	96	7,154	—	—	96	7,154	1,010	1,831	9,995
Yorke and Lower North	19	1,108	—	—	19	1,108	393	866	2,367
Murray Lands	18	1,623	8	414	26	2,037	135	301	2,473
South East	14	1,192	—	—	14	1,192	293	120	1,605
Eyre	19	1,396	6	420	25	1,816	95	305	2,216
Northern	8	512	2	137	10	649	255	7,402	8,306
<b>South Australia</b>	<b>501</b>	<b>39,237</b>	<b>41</b>	<b>2,591</b>	<b>542</b>	<b>41,829</b>	<b>8,869</b>	<b>35,449</b>	<b>86,147</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MARCH 1997

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Adelaide	327	23	2	25	—	—	—	—	25	352
Outer Adelaide	96	—	—	—	—	—	—	—	—	96
Yorke and Lower North	19	—	—	—	—	—	—	—	8	26
Murray Lands	18	8	—	8	—	—	—	—	—	14
South East	14	—	—	—	—	—	—	—	6	25
Eyre	19	6	—	6	—	—	—	—	2	10
Northern	8	2	—	2	—	—	—	—	—	—
<b>South Australia</b>	<b>501</b>	<b>39</b>	<b>2</b>	<b>41</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>41</b>	<b>542</b>
VALUE (\$'000)										
Adelaide	26,253	1,431	189	1,620	—	—	—	—	1,620	27,873
Outer Adelaide	7,154	—	—	—	—	—	—	—	—	7,154
Yorke and Lower North	1,108	—	—	—	—	—	—	—	414	2,037
Murray Lands	1,623	414	—	414	—	—	—	—	—	1,192
South East	1,192	—	—	—	—	—	—	—	420	1,816
Eyre	1,396	420	—	420	—	—	—	—	137	649
Northern	512	137	—	137	—	—	—	—	—	—
<b>South Australia</b>	<b>39,237</b>	<b>2,402</b>	<b>189</b>	<b>2,591</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>2,591</b>	<b>41,829</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, MARCH 1997

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	—	—	—	—	—	—	258	647	2,790	3,048
Brighton (C)	2	—	236	—	—	—	193	—	—	429
Burnside (C)	6	—	654	9	2	770	360	—	—	1,784
Campbelltown (C)	24	—	2,475	—	—	—	105	3,480	3,550	6,130
East Torrens (DC)	2	—	210	—	—	—	51	—	—	261
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	39	11	3,275	—	—	—	194	410	1,178	4,648
Gawler (M)	2	—	170	—	—	—	137	—	—	307
Glenelg (C)	—	—	—	—	—	—	50	100	100	150
Happy Valley (C)	15	—	1,635	—	—	—	66	1,200	1,200	2,901
Henley & Grange (C)	1	—	80	—	—	—	92	—	—	172
Hindmarsh and Woodville (C)	26	—	2,008	2	—	100	317	2,863	6,731	9,156
Kensington & Norwood (C)	—	—	—	—	—	—	70	—	—	70
Marion (C)	16	—	1,340	—	—	—	331	3,383	3,383	5,053
Mitcham (C)	6	—	732	—	—	—	727	—	—	1,459
Munno Para (C)	33	—	2,241	—	—	—	126	60	60	2,427
Noarlunga (C)	44	—	3,057	—	—	—	468	967	1,052	4,577
Payneham (C)	—	—	—	4	—	141	459	1,200	1,200	1,800
Port Adelaide (C)	3	—	208	—	—	—	123	1,130	1,190	1,521
Prospect (C)	3	—	428	2	—	150	166	—	—	744
St Peters (M)	3	—	202	—	—	—	184	—	—	385
Salisbury (C)	27	2	1,914	—	—	—	245	155	355	2,513
Stirling (DC)	4	—	454	—	—	—	141	130	130	724
Tea Tree Gully (C)	37	—	3,289	—	—	—	346	450	450	4,086
Thebarton (M)	—	—	—	—	—	—	75	80	80	155
Unley (C)	1	—	56	2	—	189	979	—	—	1,224
Waikerville (M)	—	—	—	2	—	120	10	—	—	130
West Torrens (C)	9	—	894	2	—	150	283	1,176	1,176	2,503
Willunga (DC)	11	—	695	—	—	—	134	—	—	829
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>314</b>	<b>13</b>	<b>26,253</b>	<b>23</b>	<b>2</b>	<b>1,620</b>	<b>6,689</b>	<b>17,431</b>	<b>24,625</b>	<b>59,187</b>
<b>REST OF STATE</b>										
Barossa (DC)	3	—	162	—	—	—	71	300	300	533
Light (DC)	5	—	346	—	—	—	30	60	60	436
Mallala (DC)	3	—	187	—	—	—	—	300	300	487
Mount Barker (DC)	21	—	1,499	—	—	—	99	90	90	1,688
Mount Gambier (C)	—	—	—	—	—	—	—	—	—	—
Murray Bridge (RC)	2	—	70	—	—	—	40	115	115	225
Northern Yorke Peninsula (DC)	7	—	489	—	—	—	87	—	—	576
Port Augusta (C)	1	2	199	—	—	—	69	—	—	268
Port Elliot & Goolwa (DC)	12	—	850	—	—	—	18	—	—	868
Port Lincoln (C)	6	—	490	6	—	420	95	—	—	1,004
Port Pirie (C)	2	—	83	—	—	—	10	160	1,062	1,155
Roxby Downs (M)	1	—	96	2	—	137	—	—	—	233
Strathalbyn (DC)	2	—	143	—	—	—	77	—	—	220
Victor Harbor (DC)	14	—	1,091	—	—	—	180	95	95	1,366
Whyalla (C)	1	—	100	—	—	—	176	632	632	908
Other	92	—	7,180	8	—	414	1,229	1,286	8,171	16,994
<b>Rest of State</b>	<b>172</b>	<b>2</b>	<b>12,985</b>	<b>16</b>	<b>—</b>	<b>971</b>	<b>2,180</b>	<b>3,038</b>	<b>10,825</b>	<b>26,961</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>486</b>	<b>15</b>	<b>39,237</b>	<b>39</b>	<b>2</b>	<b>2,591</b>	<b>8,869</b>	<b>20,469</b>	<b>35,449</b>	<b>86,147</b>

(a) Excludes Conversions, etc. (C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

### Definitions

7. A building is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

### Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

### Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

### Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### Estimates at Constant Prices

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

### Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

### Unpublished Data and Related Publications

28. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Other ABS publications which may be of interest include:

*Building Approvals, Australia* (8731.0) - issued monthly  
*Dwelling Unit Commencements Reported by Approving Authorities, South Australia* (8741.4) - issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) - issued quarterly  
*Building Activity, South Australia* (8752.4) - issued quarterly  
*Housing Finance for Owner Occupation, Australia* (5609.0) - issued monthly  
*Price Index of Materials Used in House Building* (6408.0) - issued monthly

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

### Symbols and Other Usages

- nil or rounded to zero (including null cells)  
 r figure or series revised since previous issue  
 n.a. not available

30. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

**P.M GARDNER**  
 Regional Director



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